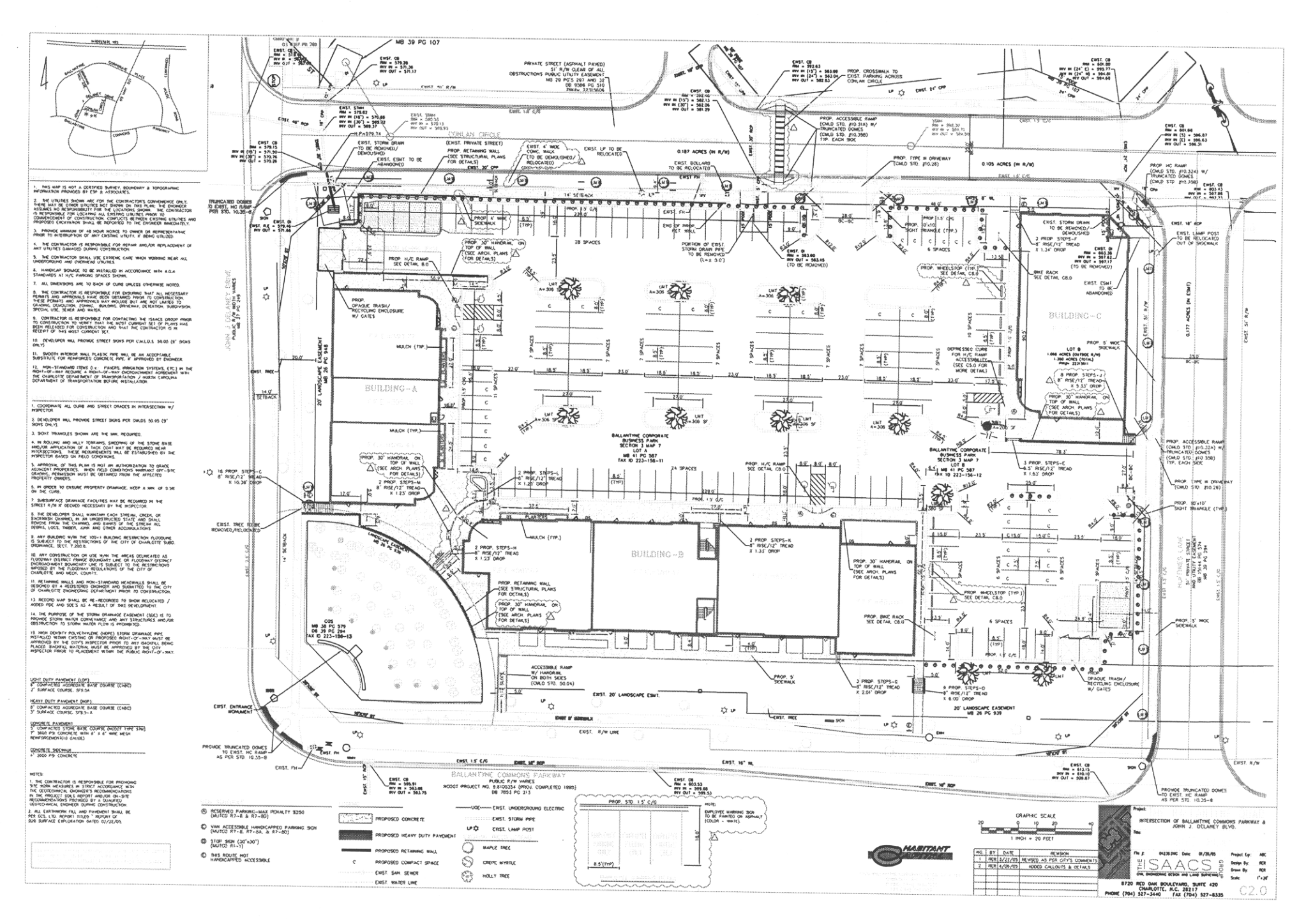

1. THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY & TOPOGRAPHIC INFORMATION PROVIDED BY ESP & ASSOCIATES.

2. THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

3. PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY IF BEING UTILIZED.

4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.

6. HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH N.C.A STANDARDS AT H/C PARKING SPACES SHOWN.

7. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

8. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DEDICATION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.

9. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ISAACS GROUP PRIOR TO CONSTRUCTION TO VERIFY THAT THE MOST CURRENT SET OF PLANS HAS BEEN RELEASED FOR CONSTRUCTION AND THAT THE CONTRACTOR IS IN RECEIPT OF THIS MOST CURRENT SET.

10. DEVELOPER WILL PROVIDE STREET SIGNS PER C.M.U.D.S. 50.05 (9" SIGNS ONLY)

11. SMOOTH INTERIOR WALL PLASTIC PIPE WILL BE AN ACCEPTABLE SUBSTITUTE FOR REINFORCED CONCRETE PIPE IF APPROVED BY ENGINEER.

12. NON-STANDARD ITEMS (i.e. PLANTS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION / NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.

1. COORDINATE ALL CURB AND STREET GRADES W/ INTERSECTION W/ INSPECTOR.

2. DEVELOPER WILL PROVIDE STREET SIGNS PER CMUDS 50.05 (9" SIGNS ONLY).

3. SIGHT TRIANGLES SHOWN ARE THE MIN. REQUIRED.

4. IN ROLLING AND HILLY TERRAINS, SMOOTHING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.

5. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

6. IN ORDER TO ENSURE PROPERTY DRAINAGE, KEEP A MIN. OF 0.3% ON THE CURB.

7. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET R/W IF DEEMED NECESSARY BY THE INSPECTION.

8. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

9. ANY BUILDING W/IN THE 100-1 BUILDING RESTRICTION FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE SUBD. ORDINANCE, SECT. 7.203.B.

10. ANY CONSTRUCTION OR USE W/IN THE AREAS DELINEATED AS FLOODWAY DISTRICT, FRINGE BOUNDARY LINE OR FLOODWAY DISTRICT ENCROACHMENT BOUNDARY LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECK. COUNTY.

11. RETAINING WALLS AND NON-STANDARD MEDIANS SHALL BE DESIGNED BY A REGISTERED ENGINEER AND SUBMITTED TO THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

13. RECORD MAP SHALL BE RE-RECORDED TO SHOW RELOCATED / ADDED POC AND SOE'S AS A RESULT OF THIS DEVELOPMENT.

14. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.

15. HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT WITHIN THE PUBLIC RIGHT-OF-WAY.

LIGHT DUTY PAVEMENT (LDP)
8" COMPACTED AGGREGATE BASE COURSE (CABC)
2" SURFACE COURSE, SF9.5A

HEAVY DUTY PAVEMENT (HDP)
8" COMPACTED AGGREGATE BASE COURSE (CABC)
3" SURFACE COURSE, SF9.5 - A

CONCRETE PAVEMENT
5" COMPACTED STONE BASE COURSE (NCDOT TYPE ST-10)
5" 3000 PSI CONCRETE WITH 6" X 6" WIRE MESH REINFORCEMENT (MIN.)

CONCRETE SIDEWALK
4" 3000 PSI CONCRETE

NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE WORK MEASURES IN STRICT ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS IN THE PROJECT SOILS REPORT AND/OR ON-SITE RECOMMENDATIONS PROVIDED BY A QUALIFIED GEOTECHNICAL ENGINEER DURING CONSTRUCTION.

2. ALL EARTHWORK, FILL AND PAVEMENT SHALL BE PER GEO. ENG. REPORT TITLED " REPORT OF SUB SURFACE EXPLORATION DATED 02/22/05.

(R) RESERVED PARKING-MAX PENALTY $250 (MUTCD R7-8 & R7-8C)
(C) VAN ACCESSIBLE HANDICAPPED PARKING SIGN (MUTCD R7-8, R7-8A, & R7-8C)
(S) STOP SIGN (30"x30") (MUTCD R1-1)
(H) THIS ROUTE NOT HANDICAPPED ACCESSIBLE

NO.	BY	DATE	REVISION
1	RCR	3/22/05	REVISED AS PER CITY'S COMMENTS
2	RCR	4/08/05	ADDED CALLOUTS & DETAILS

Project: INTERSECTION OF BALLANTYNE COMMONS PARKWAY & JOHN J. DELANEY BLVD.
Title:
File #: 04236.DWG Date: 01/28/05
Project Eng: ABC
Design By: RCR
Drawn By: RCR
Scale: 1"=20'

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C2.0